

# EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING AGENDA THURSDAY, MARCH 14, 2024 (6PM) Via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616; Passcode: 71139

By Phone: 1-669-900-6833 (Hit \*6 to unmute)

### 1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, SB. Please call the day before the meeting to let us know that you're coming.

Opening & Counting of ballots if sufficient ballots have been received or extend deadline; Tom Doty, Inspector of Elections

### 2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

### 3. APPROVAL OF PRIOR MEETING MINUTES (2/8/24)

- a. Regular Session.
- b. Executive Session Summary (fine recommended & ratification)

### 4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report.  
Operating Expenses are about 6.8+% below budget thru end of last month on cash basis  
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.
- b. Landscape recommendations & proposals – tree work;
- c. Committees (EV, Architectural, Website, Solar, Events, etc.)
- d. Caretaker or pool report
- e. Vendor evaluations

### 5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. 7626 rebuild from fallen tree & insurance claim
- b. Leak from #364 into #264 & #131 - ins funds disbursed to #264 & #131; w/hold #364; exec discussion
- c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- d. Updating the gov docs; 2<sup>nd</sup> draft of bylaws & CC&Rs; owners' write ups sent
- e. Gas lines projects – installing plastic tags on each line; see Beachside's bid
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- g. Consolidated Overhead upgrades to gates, gym & pool access control
- h. Pool facilities & sauna; other related issues; handicap seating
- i. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- j. EV charging stations
- k. Inspection of elevated walkways & balconies – by Focused Group
- l. Pedestrian pathway improvements mailbox kiosk across from 7632
- m. Utility closets at 7628 #117
- n. Fire safety – quote for radios / walkie-talkie; Air table
- o. Bike rack by 7628
- p. Trees & Union Pacific Railroad by 7610 – reimbursement received from UPR.

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. Legality of 2023 borrowed reserves and 2024 special assessment ([Civil Code 5380](#), [Civil Code 5510](#), and [Civil Code 5515](#))
- b. Allocation of reserve interest and taxes ([Civil Code 5510](#), Adams-Stirling opinion on [reserve interest & taxes](#)).
- c. Equal Access allowed and required by law ([Civil Code 5105](#)).
- d. Replacement of stair treads & brackets
- e. Parking policy – overnight in vehicle
- f. Hosting zoom meetings
- g. Board instructions
- h. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3<sup>rd</sup> parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine;

- Late payers through end of last month (balances of \$500 or more): \*\*Dog in private patio\*\*
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

**8. ADJOURNMENT (Scheduled meeting 4/11/24 @ 6PM via Zoom)** egagenda.doc 3/8/24

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341  
Email: jamesn@bartlein.com  
3944 State Street, Suite 200, Santa Barbara, CA 93105